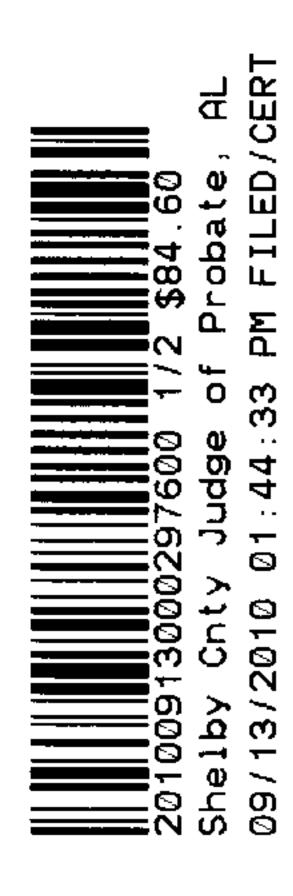
| LEASE SALE CONTRACT Form 108   | Printed and for Sale by Zuc Smith Stationery Co B'ham.  |
|--|---|
| The State of Alabama,  | Sold as is  |
| Shalby County This lease made  | SEpt day of 8th   |
| by and between Sames E. Breckenridge   |   |
| and Vidal Martinez Galvan & Jose Vidal Martinez Galvan & Jose Vidal Martinez WITNESSETH, That the party of the first part does hereby  | Wert nez partof the second part:  ov rent and lease unto the partof the second  |
| part the following premises in Lot 20 in Block 2  Subdivision as recorded in map book 6  Shelby County Alabama   | according to the map of Meadew Green, page 59, in the probate office of   |
| for occupation by Them as residence  | describe for and during the term of   |
| for occupation by Memas 1.6316.676.  180 Months to-wit: from the First 15  to the day of   | †) day of   |
|  |   |
| In Consideration Whereof, The party of the second part agrees \$56,400.00 To be paid as follows!   | to pay to the party of the first part the sum of  |
| $\ell$ . In the second of which is noted in each the receipt of which is not the contract of which is not to be a second or which is | nich is hereby acknowledged, the balance \$   |
| is divided into 180 payments of \$ 2530  | 89, Flus 1/2 annual tax + ins. per month  |
| 73/4% interest   | .,  |
| each evidenced by notes bearing legal interest, payable at the First and of each month, during said term, in advance, party of the second part fail to pay the rents as they become during the said party of the first part shall then have the right, at their order to entitle the party of the first part to re-enter, it shall paid, or to make any demand for the same, the execution of this which execution is hereby acknowledged, being sufficient notic be so construed, any law, usage or custom to the contrary notw with all the laws in regard to nuisance, in so far as premises the first part liable therefor, and to commit no waste of prope same; nor to under-lease said property nor transfer this Lease on endorsed; and further, this Lease being terminated, to surregood order as at the commencement of said term, natural wear a   | being at the rate of some per annum. And should the lue, as aforesaid, or violate any other condition of this Lease, option, to re-enter the premises and annul this Lease. And in not be necessary to give notice of the rents being due and unsubscenses are signed by the said parties of the first and second part, e of the rents being due and the demand for the same, and shall ithstanding. And the party of the second part agrees to comply hereby leased are concerned, and by no act render the party of the vithout the written consent of the party of the first part, hereender quiet and peaceable possession of said premises in like and tear excepted.  |
| this I would be the early of the second part, the party of the sec   | the first part, on account of the violation of the conditions of and part hereby agrees that  |
| prompt payment of said rents as herein stipulated, or any date contractor or any date of said premises. A  | mage that party of the first part may suffer either by failure to a lore said, or for any damage whatever, may be awarded said  |
| narry of the first part under this contract, the said party of t   | he second part hereby waives all right which  |
| The party of the second part agrees to pay all taxes on the due; and also agrees to pay all assessments for street and side it is understood and agreed that at the end of said term if the divious of this Lease, then the party of the first part agrees the   | he party of the second part has complied with each and all con-<br>at the rent paid under his Lease shall be considered a payment   |
| for said property, and the party of the first part shall make at party of the second part.  It is further understood and agreed that if the party of the secomes as much as two months in arrears during the first year arrears on such payments at any time thereafter, or should fail due, or should fail to comply with any condition or requirement of the second part forfeits his rights to a conveyance of saturder this contract shall be taken and held as payment of reliable to the party of the first part as a tenant for the full tenander this Lease shall be considered a payment for said proper with a warranty of title conveying said property to the party of and the failure of the party of the second part to comply with the said provision a nullity, and make the said party of the whatever except the rights of lessee without any notice or actiful the further understood and agreed that if the party of the second pay off the remaining monthly payments, as named herein  | decond part fails to pay the monthly rent as it becomes due; and ar of the existence of this Lease, or as much as three months in it to pay the taxes on the said property when the same becomes not herein, then on the happening of any such event by the party id property, and all money paid by the party of the second part ent for said property, and the party of the second part shall be erm of said Lease, and the provisions herein "that the rent paid rty, and the party of the first part shall make and execute a deed of the second part," shall be a nullity and of no force or effect; any of the conditions of this instrument shall ipso facto render second part a lessee under this instrument, without any rights on whatever upon the part of the party of the first part. Second part should at any time before the maturity thereof desire the maturity thereof desires. |
| It is further understood and agreed that if the party of the s   | econd part should at any time before the maturity thereof desi  |



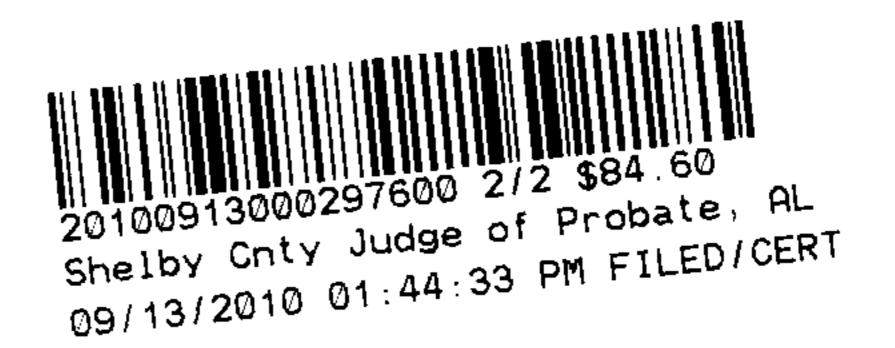
Furchaser agrees to: Paint all inside of house, Tile the kitchen + laundry room
floors, fix broken glass in window, install two (2) camedes, install nice cabinet
doors where missing, all within sixty (60) days. Purchaser gets lease sale contract
after all work is complete. Sold subject to any rights of redemption that
may apply.

IN TESTIMONY WHEREOF We have set our hands and seals in duplicate this
day of Sint 87 19200

James L. Buchen use.

VIDAL MARTINEZ Gallynin,

| Ending Det | Beginning 1                             | Monthly Payments, \$. | (15-4m)  | Sale     | Price, \$ 56, 400 | Jase Widal | Widal man. |    | James E. | Lease S |
|------------|---|-----------------------|----------|----------|-------------------|------------|------------|----|----------|---------|
| 1.66       | Jan |                       | Sec Ina  | 34 50 Pa | 3.00              | mak        | TINEZ      | OI | Baccke   | Sale    |
| 2,0257     | 2,010                                   |                       | Bar Th S | 75 MEST  |                   | tinez      | GENVAN     |    | mreidos  | ontract |



## INSURANCE AND TAXES

The party of the second part agrees to insure this house to protect the party of the first part from all loss for the year immediatly and pay 1/12 anual insurance and tax with each payment to be held in escrow. Failure to keep insurance on this house at all times and pay all tax and insurance promptly when due, at the option of the party of the first part shall cause a forfeiture of the right to ever get title to this property or the party of the first part can at their option insure this property to protect them from lost and assess the cost to the party of the second part, the party of the first part must be named first lein holder on all insurance, and have current paid up copys at all times. Tax and insurance notices must be sent to the party of the first part. There will be a 5% handling fee on all late payments, there will be 2% interest added to due and unpaid money on the second day of each month.

ASSESSMENTS: The party of the second part agrees to pay when due all assessments for sewer work, garbage and trash pick up and other assessments, and all legal expence including a reasonable attorney fee, incurred as a result of the party of the second parts non compliance. VEHICLES, JUNK AND TRASH ON PROPERTY: Vehicles not operable or running, shall not be left on the property more then 90 days. Property must be kept clean and neat at all times. Any problems arising from non compliance "insurance, city, county "shall constitute a default of or void this lease.

TRIPS: Any and all trips the party of the first part has to make as a result of non compliance of this agreement by the party of the second part, the party of the shall be assessed \$25.00 for each trip. payable immediately.

James E. Brockenwage

VIDAL MARTINEZ Galvain